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**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**CITY OF DES PERES, MISSOURI**  
**WEDNESDAY, JULY 10, 2019**  
**7:00 PM**

**CALL TO ORDER**

Mr. Oeltjen called the meeting to order at 7:02 pm.

**ROLL CALL**

John Oeltjen	Commission Chair	
Anna Ahrens	Commission Vice Chair	
Terrie Gwin	Commission Member	
Jim Kennedy	Commission Member	
Tony Pawloski	Commission Member	
Mitch Stevens	Commission Member	
Will Mura	Commission Member	(absent)
Tom Matheny	Commission Member	
Bryan McDonald	Commission Member	
Rob Barringer	Commission Member	
Jim Jontry	Commission Member	
Molly Hartman	Commission Member	

The following staff was also present: Mark Becker, Mayor; Ben Sansone, Alderman; Scott Schaefer, Assistant City Administrator; Alexandra Knox, Administrative Assistant/Recording Secretary; Chris Graville, City Counsel

**AMENDMENT OF AGENDA**

Chairman Oeltjen added committee assignments under Other Items.

**APPROVAL OF MINUTES**

Commissioner Ahrens wanted to clarify that on lines 57-59, the motions were separate. The motion for the planning commission to review the zoning codes related to parking calculations was separate to the motion for CUP approval.

Mr. Kennedy made a motion to approve the minutes as presented. Mr. McDonald seconded. All in favor.

**UNFINISHED BUSINESS**

**1. Amendment of municipal sign code**

City of Des Peres, Planning and Zoning Commission

Ed Sluys, attorney at Curtis, Heinz, Garrett and O'Keefe, assisting with sign code modifications, gave a brief overview of the proposed changes to the municipal sign code. The main changes are related to not being able to regulate content and color on flags and signs. Mr. Pawloski asked about box signs being prohibited. Mr. Sluys answered box signs are still prohibited and language will be added to the sign code. New box signs are prohibited, but face changes on an existing, aesthetically pleasing cabinet will be allowed.

Mr. Pawloski made a motion to approve the changes in the municipal sign code as presented subject to the addition of box sign language. Mr. McDonald seconded. A roll call vote was taken.

<b>RESULT:</b>	<b>APPROVED (ROLL CALL)</b>
<b>MOVER:</b>	TONY PAWLOSKI, COMMISSION MEMBER
<b>SECONDER:</b>	BRYAN MCDONALD, COMMISSION MEMBER
<b>AYES:</b>	OELTJEN, AHRENS, GWIN, KENNEDY, PAWLOSKI, STEVENS, MATHENY, MCDONALD, BARRINGER, JONTRY, HARTMAN
<b>NAYS:</b>	
<b>ABSTAIN:</b>	BECKER, SANSONE

**NEW BUSINESS**

**1. Petition for Master Site Plan Amendment and Condition Use Permit at 1131 Colonnade Center**

Stock and Associates Consulting Engineers, Inc.

George Stock gave an overview of the proposed project located at 1131 Colonnade Center.

There are three separate requests – 1. Architectural review and approval of the proposed façade updates to the Colonnade (Approved by ARC (Gwin and Matheny; Barringer was absent) on July 1, 2019)) 2. Approval of a revised master development plan to accommodate a standalone outparcel bank (JP Morgan Chase) at the NEC of the site 3. Approval of CUP to provide for the operation of a bank with drive-up ATM services.

The site is 5.3 acres zoned C-1 on the south side of Manchester Road next to Schnucks. Mr. Stock explained there is a cross access easement/agreement recorded for access through the Schnucks parking lot out to Ballas Road. As for now, the two existing entrance/exits from Manchester Road will remain, but MoDOT and Des Peres has plans to consolidate the driveways into one with their Manchester Corridor Project in 2021. The plan is to raise the shopping center façade in the rear of the Colonnade to make it more visible from Manchester Road. According to Des Peres parking calculations, the proposed development would require 165 parking spaces. They have provided plans with 167 provided spaces. Proposed hours for the bank are M-F 9A-6P, Sa 9A-4P, Su closed with standalone drive up ATM access 24/7. Yoself Howley, Core States Group, explained there currently aren't any Chase Banks in the St. Louis Metro Area and this would be the first. There will not be any drive up teller windows, just the standalone ATM. The building will be a 3400sqft one story 25 foot tall building with 6-10 employees.

Mrs. Ahrens asked if there would be landscaping to offset the abundance of pavement in the development.

Mr. Howley answered yes there will be some landscaping, but they do not have a landscape plan at this time.

Mrs. Hartman asked about if the flow of traffic into the development from Manchester would change.

Mr. Howley answered the flow of traffic will remain the same

Mark Long, Gershman Commercial Real Estate, talked to the architectural changes of the Colonnade that were approved July 1, 2019. He explained they'd install a new roof, undergo a complete façade update, raise the roof at the lower Colonnade building, install new windows and doors and do a complete asphalt overlay with new striping.

Mr. Jontry asked what the completion schedule looked like.

Mr. Long answered as soon as possible, they'd like everything to be completed by the end of the year with the exception of asphalt, which will be done in conjunction to the proposed out parcel building.

Mr. Barringer pointed out that this proposal was not good enough and the petitioners should be thinking outside of the box. He claims that the architectural review committee (he was absent) should have looked at this petition (site plan included) as a whole and not separate

Mr. Long asked what stipulations could be added to the CUP in terms of design standards.

93 Mr. Graville answered additional conditions could be plated upon the site because of the site  
94 plan amendment. The site plan amendment applies to the parcel as a whole.

95  
96 Mr. McDonald made a motion to send the petition back to the architectural review committee to  
97 review entire site including Colonnade Center and proposed out building. Mr. Stevens  
98 seconded. A voice vote was taken. 10 Commissioners approved, 2 denied.

99 Mr. Oeltjen had assigned an ad hoc subcommittee to review the CUP/Site Plan petition  
100 consisting of Commissioners Matheny, Ahrens, Hartman and himself as the chair. He invited  
101 the Architectural Review Committee to sit on the ad hoc committee as well since they approved  
102 the petition previously.

### 103 104 **1. BOARD OF ALDERMEN REPORT**

105 Alderman Sansone announced the Medical Marijuana ordinance had been tabled at the last  
106 meeting. The Board of Aldermen requested that staff prepare a map that would demonstrate  
107 what the buffers would look like between 300 – 1000 feet.

### 108 109 **2. SUBCOMMITTEE REPORT(S)**

110 a) Sign Committee – n/a

111 b) Fence Committee – A petition for fence exception has been filed at 1 Grandview Heights.  
112 The fence committee will meet Tuesday July 16, 2019 at 4pm. The fence committee will also  
113 examine the fence code and the possibility of adding language for chain link fences.

114 c) Architectural Review – approved a façade update at the strip mall located at 1131  
115 Colonnade Center.

### 116 117 **OTHER ITEMS**

118 1. Welcoming of new Ward 1 Commissioner Molly Hartman

119 Mr. Oeltjen welcomed Mrs. Hartman and asked Mr. McDonald to introduce her.

120 2. J.P. Fields West update

121 During the research of parking calculations for the proposed JP Fields West, we found  
122 out our ordinance requires 3 parking spaces for each salon chair. There are two salons in the  
123 development and would require 126 parking spaces, or 49%, of total parking capacity for the  
124 entire lot. Staff compared our formula to surrounding cities and it was found Des Peres falls on  
125 the excessive side. Only Des Peres and Brentwood enforce minimum parking using the number  
126 of chairs as the base measurement whereas other cities measure by square footage of the total  
127 space. Staff recommends modifying our parking formula for salons using square footage as the  
128 base measurement. The Commission will revisit in August.

129 3. Committee Assignments

130 Mr. Oeltjen has made revisions to the subcommittees for this term year. He has placed  
131 Molly Hartman on the sign committee and made “alternate” subcommittee members standing  
132 members.

### 133 134 **ADJOURNMENT**

135 Mrs. Ahrens made a motion to adjourn. Mr. Stevens seconded. All in favor. Meeting was  
136 adjourned at 9:10 PM.

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140 **Chairman John Oeltjen**

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143 **Recording Secretary**